



# **FOR SALE/ TO LET**

## **SELF CONTAINED OFFICE BUILDING**

### **TELECOM HOUSE, CHURCH STREET WOLVERHAMPTON, WV2 4BA**



**84,876 sq. ft. (7,885 sq. m.)**

Approx. Gross Internal Area

- \* Suitable for potential redevelopment and a variety of uses, subject to planning
  - \* Permitted development submitted for 47 1 bedroom and 53 2 bedroom apartments
  - \* Potential conversion to student accommodation
  - \* Approximately 70 car parking spaces
- \* Prominent position fronting (A4510) Ring Road St Johns in the heart of Wolverhampton City Centre
- \* **Price: Offers in the region of £2,950,000, exclusive**
- \* **Rent: On application**





#### Location:

The subject premises benefits from a prominent position fronting the (A4150) Ring Road St Johns, which is the main ring road encircling Wolverhampton City Centre.

The (A4150) Ring Road St Johns provides direct access to all main arterial routes running in and out of Wolverhampton City Centre.

Wolverhampton's retail facilities, The Wulfrun Shopping Centre and the Mander Centre are approximately ¼ mile to the North.

The University of Wolverhampton main campus is approximately ½ mile distant.

#### Description:

The premises comprise a six storey brick built office building arranged in two distinct wings with approximately 70 car parking spaces fronting the prominent (A4150) Ring Road St Johns.

The offices generally comprise of the following specification:

- Predominately open plan accommodation.
- Suspended ceilings
- 3 passenger lifts serving all floors
- WC Facilities on each floor.

#### Accommodation:

Floor/ Level	Sq.m.	Sq.ft.
Fifth	1,306.2	14,060
Fourth	1,308.7	14,087
Third	1,309.3	14,093
Second	1,308.8	14,088
First	1,309.2	14,092
Ground	1,343.0	14,456
<b>Total GIA</b>	<b>7,885.2</b>	<b>84,876</b>

#### Tenure:

The property is available on a freehold basis.

#### Price:

Offers based on £2,950,000, exclusive

Alternatively a lease of the whole may be considered

#### Rent:

On application.

#### Planning:

The property could suit a variety of potential uses subject to planning. A change of use to residential would be allowed under permitted development rights.

An application has already been submitted for 47 1 bedroom and 53 2 bedroom apartments under permitted development rights.

Plans are attached of this proposed scheme at the rear of these particulars.

Interested parties should make enquiries to Wolverhampton City Council Planning Department.

#### Rates:

Rateable Value (2017): £510,000

#### Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

#### EPC:

EPC Rating: To be confirmed.

#### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





**Viewing:**

Strictly via sole agents:

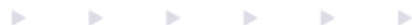
**Harris Lamb**  
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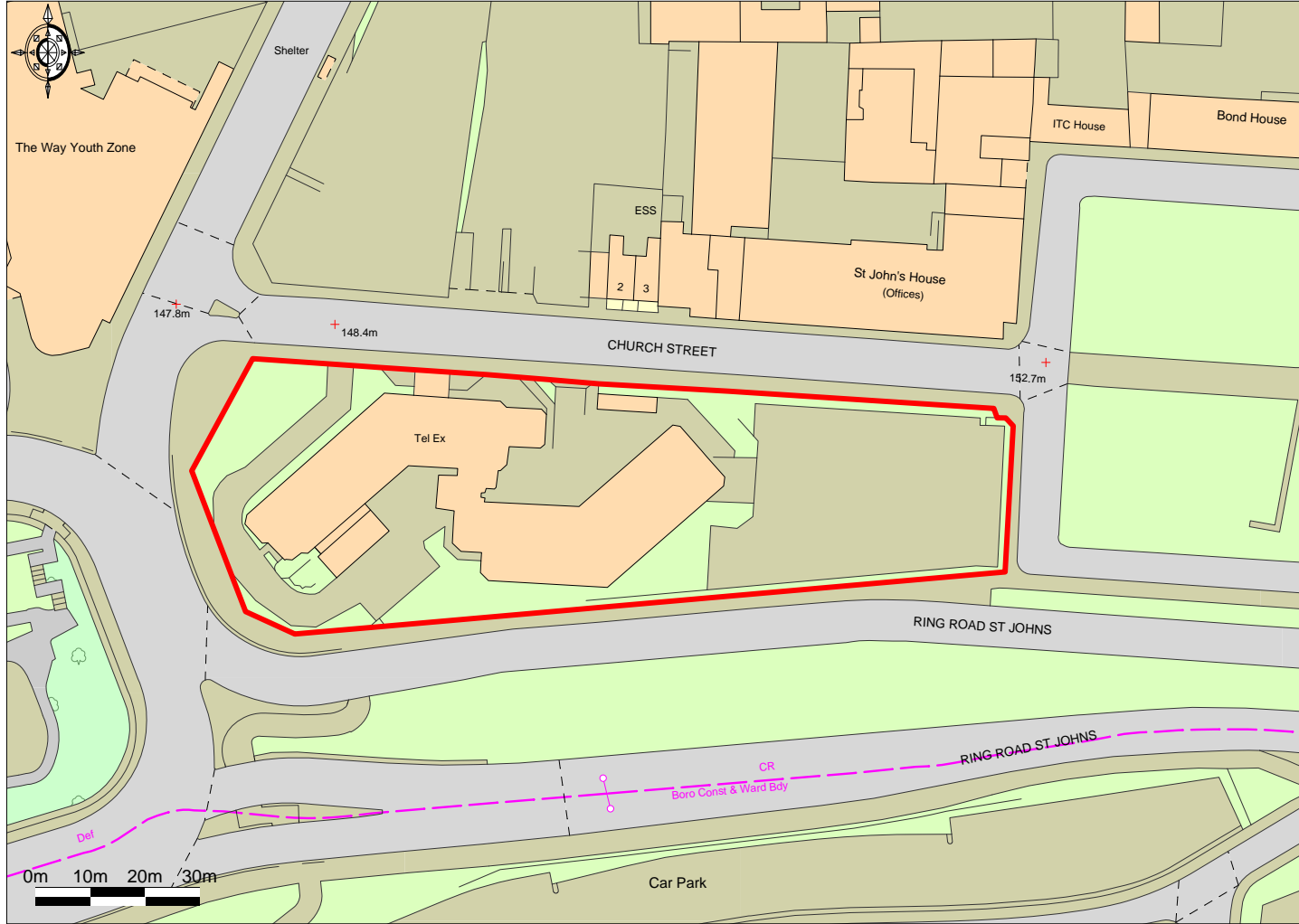
**Contact: Thomas Morley**  
**Email: [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)**

**Ref: G5515**  
**Date: May 2017**

**Subject To Contract**



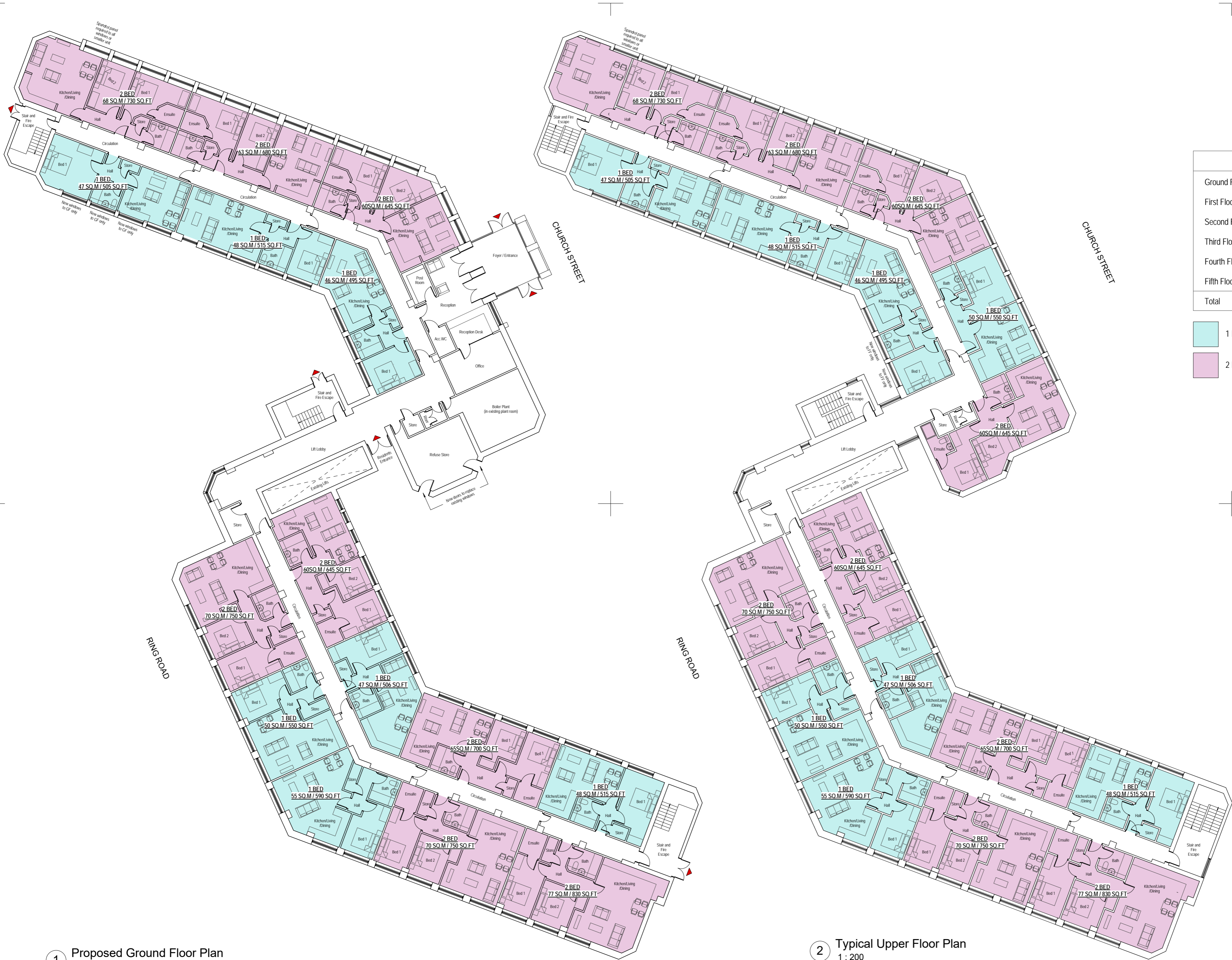
Telecom House, Church Street,  
Wolverhampton, WV2 4BA



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1 Proposed Ground Floor Plan  
1 : 200

2 Typical Upper Floor Plan  
1 : 200

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Rev. Date Description

	1B	2B	Total
Ground Floor	7	8	15
First Floor	8	9	17
Second Floor	8	9	17
Third Floor	8	9	17
Fourth Floor	8	9	17
Fifth Floor	8	9	17
Total	47	53	100

1 Bedroom Apartment  
2 Bedroom Apartment

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ARCHITECTS

PROJECT  
TELECOM HOUSE

CLIENT  
TELEREAL TRILLIUM

DRAWING  
PROPOSED FLOOR PLANS -  
APARTMENT OPTION

STATUS  
FOR COMMENT

ROBERTS LIMBRICK LTD

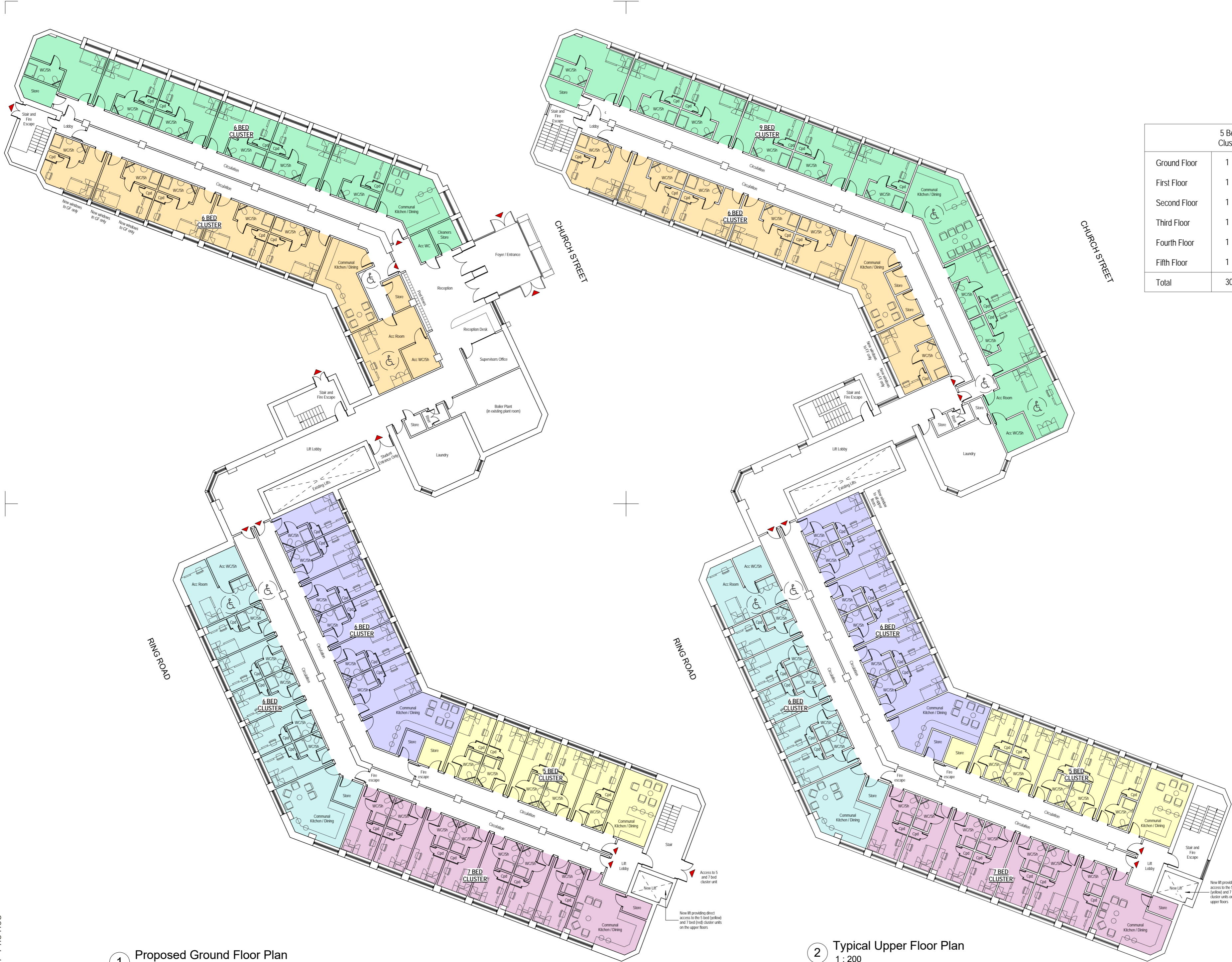
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As indicated@A2 8671  
DATE AUTHOR  
19/04/17 OJF

DRAWING NUMBER: REVISION:  
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PROJECT | ORIGINATOR | ZONE | LEVEL | TYPE | ROLE | NUMBER

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Rev.	Date	Description
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	5 Bed Cluster	6 Bed Cluster	7 Bed Cluster	8 Bed Cluster	9 Bed Cluster	Total
Ground Floor	1	4	1	0	0	36
First Floor	1	3	1	0	1	39
Second Floor	1	3	1	0	1	39
Third Floor	1	3	1	0	1	39
Fourth Floor	1	3	1	0	1	39
Fifth Floor	1	3	1	0	1	39
Total	30	114	42	0	45	231

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PROJECT  
TELECOM HOUSE

CLIENT  
TELEREAL TRILLIUM

DRAWING  
PROPOSED FLOOR PLANS -  
STUDENT ACCOMODATION OPTION

STATUS  
FOR COMMENT

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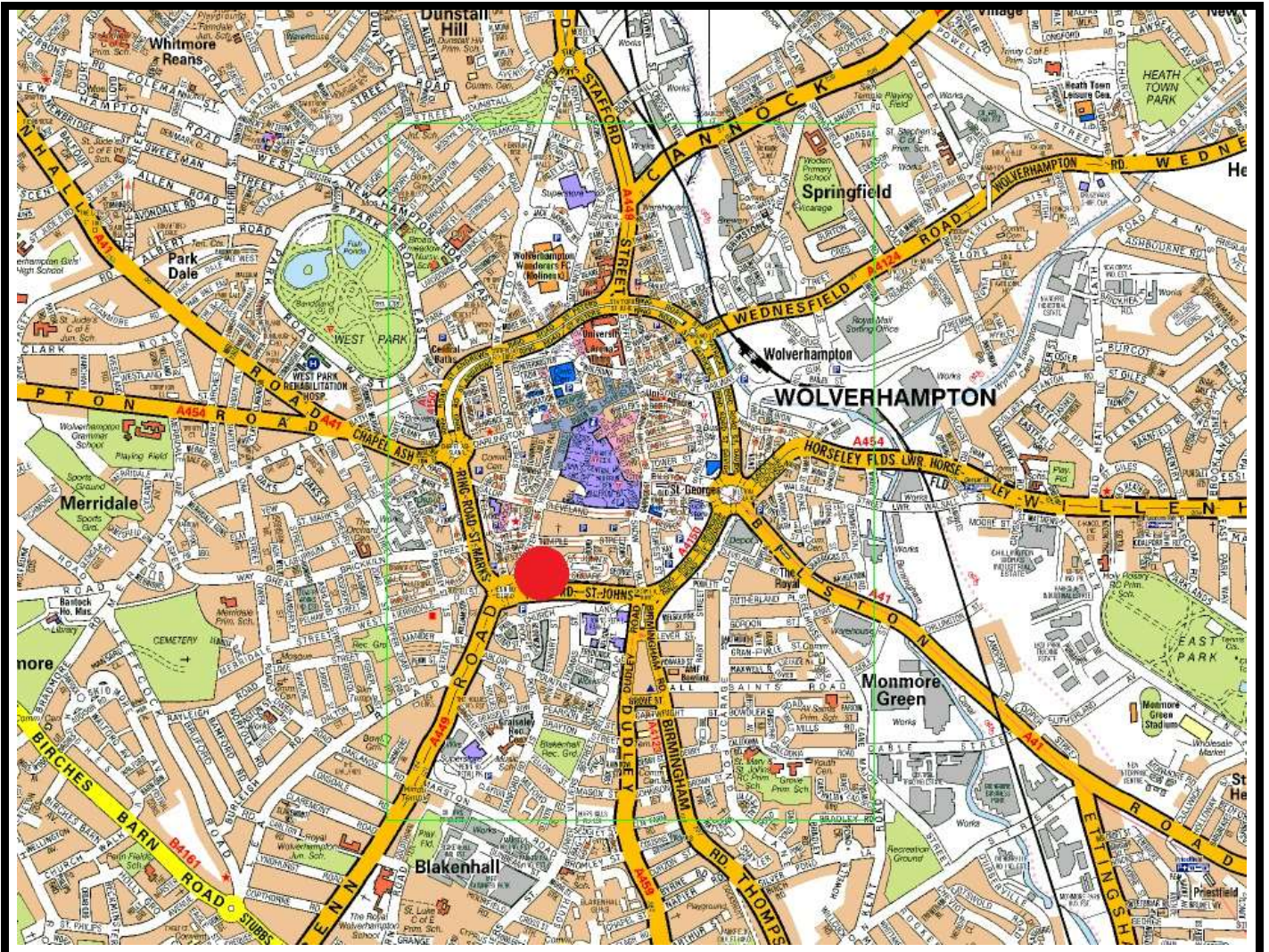
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